GRADE-A LOGISTICS DEVELOPMENT AVAILABLE FOR LEASE

14,240 SQM
MALPENSA, ITALY
14,240 SQM OF PRIME LOGISTICS GLA

A new Grade-A logistics development in the Greater Milan area, only a nine minute drive from Malpensa Airport cargo terminal. Part of a potential three-unit scheme.

Projected practical completion September 2023.
SITE LOCATION:
FERNO, ITALY

Strategically located 40km north-west of central Milan and easily accessible from the SS341 highway.

NOVARA – 28 km
MILAN – 41 km
TURIN – 125 km
Note that heavy traffic (trucks) are permitted to access the site only via the SP14 highway. See ‘Road Improvement Works’ overleaf.
ROAD IMPROVEMENT WORKS

Access for heavy traffic (trucks) is limited to the SP14 highway, which connects the SS36 with the site. Access for light traffic is not restricted.

To improve access for all types of transport, a schedule of road improvement works is being negotiated with the municipality:

- SP28 (Via Gorizia): road will be widened + cycle path created
- Via De Gasperi: cycle path will be created
- Via Santa Maria: road will be widened + cycle path created
- Via Case Sparse: road will be widened

CO-ORDINATES (HYPERLINK): 45.619050, 8.748202
<table>
<thead>
<tr>
<th>AREA</th>
<th>UNIT A</th>
<th>UNIT B</th>
<th>UNIT C</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>WAREHOUSE</td>
<td>12,900 m²</td>
<td>11,950 m²</td>
<td>12,720 m²</td>
<td>46,650 m²</td>
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<tr>
<td>OFFICE</td>
<td>1,340 m²</td>
<td>770 m²</td>
<td>1,150 m²</td>
<td>3,260 m²</td>
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<tr>
<td>TOTAL</td>
<td>14,240 m²</td>
<td>21,800 m²</td>
<td>22,950 m²</td>
<td>49,910 m²</td>
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</tbody>
</table>
SPECIFICATION

- 10.5 max clear height
- Unit A - 18 dock doors, Unit B – 12 & Unit C – 27
- ESFR sprinkler system
- 5.0 TN/m² Floor load capacity
- 2.0 MW power supply

- Secured site with Gatehouse and fence
- 194 Car parking spaces
- 17 Truck parking spaces

- Ground floor and first floor offices
- Break areas, lockers and changing room facilities
- BMS (Building Management System) included

- LED lighting
- Rainwater recycling systems
- PV pannelling
- BREEAM Very Good
LOGISTICS CAPITAL PARTNERS

Logistics Capital Partners is a privately owned, leading pan-European Developer and Asset Manager specialised in logistics real estate, with offices in the UK, France, Italy, Spain, The Netherlands, Belgium and Luxembourg.

LCP is known for its strong reputation and professional track record for delivering market leading exemplary projects and transactions. Currently LCP has 1 million square metres of assets under management and a secured development pipeline of over 2 million square metres of logistics warehousing across seven countries.

LCP has recently ranked 34th in the annual Financial Times list of top 1,000 Fastest Growing Companies in Europe and was awarded the Best Industrial & Logistics Development at MIPIM 2022 for their Trecate project.
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